

32630

BARGAIN AND SALE DEED—STATUTORY FORM
CORPORATE GRANTOR

Vol. 1094 Page 38202

CIRCLE C TRUCK BROKERAGE, INC. a corporation duly organized and existing under the laws of the State of OREGON
conveys to HIGH COUNTRY, LLC, an Oregon limited liability company, Grantor,
Oregon, to-wit: Grantee, the following described real property situated in KLAMATH County,

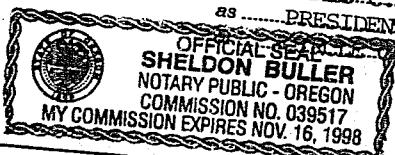
SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true consideration for this conveyance ~~is \$XXXXXXXXXXXX~~ (Here comply with the requirements of ORS 93.030)
consists of other value given which is the whole consideration.

Done by order of the grantor's board of directors with its corporate seal, if any, affixed on December 14, 1994.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

CIRCLE C TRUCK BROKERAGE, INC.
By Loretta M. Cheyne, Secretary
By James C. Cheyne, President
STATE OF OREGON, County of KLAMATH
This instrument was acknowledged before me on DECEMBER 14, 1994, by JAMES C. CHEYNE AND LORETTA M. CHEYNE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF CIRCLE C TRUCK BROKERAGE, INC.



Sheldon Buller
My commission expires Nov 16, 1998 Notary Public for Oregon

BARGAIN AND SALE DEED

Circle C Truck Brokerage, Inc. GRANTOR
High Country, LLC GRANTEE
Box 49
Malin, OR 97632
GRANTEE'S ADDRESS, ZIP

After recording return to:
Michael D. Walker, Esq.
4640 SW Macadam Avenue, Suite 200
Portland, OR 97201

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
High Country, LLC
Box 49
Malin, OR 97632

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 14th day of December, 1994, at 10:29 o'clock A.M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By Deputy

12-20-94A10:27 RCVD

EXHIBIT "A"

A parcel of land located in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Minor Partition No. 66-84 from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears South 89 degrees 43' 05" East 422.77 feet and North 71 degrees 09' 10" East 2846.75 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 187.50 feet; thence South 00 degrees 29' 05" East 376.14 feet; thence North 89 degrees 43' 05" West 187.50 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement appurtenant for vehicular access and egress, and for an underground water delivery service across the Northerly and Easterly 30 feet of the following described parcel:

A parcel of land located in a portion of Government Lot 7 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears North 71 degrees 09' 10" East 2846.75 feet; thence North 89 degrees 43' 05" West 235.27 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 235.27 feet to a point on the centerline of an existing drain ditch, said point being the Northeast corner of Parcel 2 of Minor Partition No. 66-84; thence South 00 degrees 29' 05" East 376.14 feet to the point of beginning.

CODE 16 MAP 4112-1600 TL 1800

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

High Country
on this 20th day of Dec A.D., 19 94
at 10:27 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 38202

Evelyn Biehn County Clerk
By Pauline Mullendorp

Fee, \$35.00

Deputy.

Exhibit "A"